

**MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP**

A regular meeting of the Ramona Community Planning Group (RCPG) was held October 3, 2009, at 7 p.m., at the Ramona Community Center, 434 Aqua Lane, Ramona, California.

In Attendance: Matt Deskovick Katherine L. Finley Kathy S. Finley
 Dennis Grimes Bob Hailey Eb Hogervorst
 Kristi Mansolf Dennis Sprong Paul Stykel
 Richard Tomlinson

Excused Absence: Chad Anderson, Chris Anderson, Jim Piva, Angus Tobiason
Absent: Torry Brean

Dennis Sprong, RCPG Vice Chair, acted as the Chair of the meeting. Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 1: The Chair Called the Meeting to Order at 7:15 p.m.

ITEM 2: Pledge of Allegiance

ITEM 3: The Secretary Determined a Quorum was Present

**ITEM 4: LIST OF ABSENTEES FOR THIS MEETING. Determination of
Excused and Unexcused Absences by the RCPG – Secretary Will Read Record
Separately from the Minutes – Chad Anderson, Chris Anderson, Jim Piva and
Angus Tobiason had excused absences.**

ITEM 5: Approval of Order of the Agenda (Action)

MOTION: TO APPROVE THE ORDER OF THE AGENDA.

Upon motion made by Bob Hailey and seconded by Paul Stykel, the Motion **passed 10-0-0-0-5**, with Chad Anderson, Chris Anderson, Torry Brean, Jim Piva and Angus Tobiason absent.

ITEM 6: ANNOUNCEMENTS & Correspondence Received (Chair) – None

ITEM 7: APPROVAL OF MINUTES 8-28-09, 9-3-09 and 9-17-09 (Action)

The Chair took the approval of each set of minutes separately. Mr. Grimes gave the following correction for the minutes of August 28, 2009:

~~Mr. Grimes reviewed the Draft EIR for the Tiered Winery Zoning Ordinance Amendment. The County prepared a Mitigated Negative Declaration, and rescinded it after a legal challenge. It was determined an EIR was required. The winery industry supports agriculture and helps Ramona economically. The Draft EIR determines wineries have a significant unmitigable impact on the environment. Three alternatives were presented: 1) preferred, 2) the environmentally sensitive, and 3) the no project alternative. The underlying analysis is flawed as regards hydrology, noise and cultural impacts. Three major use permit wineries, established for years, are used for comparison to the growing wine industry in the County. It takes years for wineries to become successfully established.~~

The EIR repeatedly stated significant and unmitigable impacts of wineries without adequate substantiation. Impacts to air quality were raised but not substantiated. The EIR inappropriately used and discussed data based on 3 major use permit wineries. Wineries with organic vineyards would have no pesticide or herbicide runoff. The EIR's discussion of impacts on historic buildings and other impacts is flawed.

MOTION: TO APPROVE THE MINUTES OF AUGUST 28, 2009, AS CORRECTED BY DENNIS GRIMES.

Upon motion by Bob Hailey and seconded by Dennis Grimes, the Motion **passed 9-0-1-0-5**, with Paul Stykel abstaining, and Chad Anderson, Chris Anderson, Torry Brean, Jim Piva and Angus Tobiason absent.

MOTION: TO APPROVE THE MINUTES OF SEPTEMBER 3, 2009.

Upon motion made by Matt Deskovick and seconded by Eb Hogervorst, the Motion **passed 9-0-1-0-5**, with Bob Hailey abstaining, and Chad Anderson, Chris Anderson, Torry Brean, Jim Piva and Angus Tobiason absent.

MOTION: TO APPROVE THE MINUTES OF SEPTEMBER 17, 2009.

Upon motion made by Bob Hailey and seconded by Paul Stykel, the Motion **failed 7-0-3-0-5**, with Matt Deskovick, Katherine L. Finley and Kathy S. Finley abstaining, and Chad Anderson, Chris Anderson, Torry Brean, Jim Piva and Angus Tobiason absent.

ITEM 8: NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda (No Presentations on Ongoing Projects – These Must be Agendized) – None

ITEM 9: SUBCOMMITTEE REPORTS

9-A: SOUTH (Hailey) (No Business)

9-B: WEST (Mansolf) (Action Items)

9-B-1: P09-010, Starvation Mountain Cell Site Proposal, at 16225 Highland Trails Dr., 35 foot faux Monopine and Associated Equipment, T. Marioncelli, Consultant

Ms. Mansolf gave the West Subcommittee report. Ted Marioncelli had presented the project. Coverage was considered that would include the canyon in the Starvation Mountain area. The Verizon Wild Animal Park site is the only one that works in this area. Another cell site will be installed in the area in the future. Thirty-five feet is the height limit in this area. The 35 foot monopine would go near the residence. There was an avocado grove on the site that burned in 2003. The monopine will not be visible from Highland Valley Rd. The accessory equipment will be in a concrete structure (not enclosed on the top) to comply with fire related requirements. Ms. Mansolf said she would like to see full branch count, socks over the antenna, and extended branches over the antenna for the faux tree. The West Subcommittee approved the project.

Someone noticed that 45 feet is the height shown on the plot plan, while 35 feet is shown on the photo simulations. Mr. Marioncelli explained that the location was changed to a spot 10 feet lower, and so the height increased to 45 feet. This is what he is asking for approval for.

MOTION: TO APPROVE THE 45 FOOT TREE AT THE 10 FOOT LOWER LOCATION AS SHOWN ON THE PLOT PLAN AS PRESENTED, WITH FULL BRANCH COUNT, SOCKS OVER THE ANTENNAS, AND EXTENDED BRANCHES OVER THE ANTENNA FOR THE FAUX TREE.

Upon motion made by Kristi Mansolf and seconded by Katherine L. Finley, the Motion **passed 10-0-0-5**, with Chad Anderson, Chris Anderson, Torry Brean, Jim Piva and Angus Tobiason absent.

As the applicant for Item 9-B-2 was not there, and a representative was in attendance for Item 9-G-1, the following motion was made:

MOTION: TO MOVE 9-G-2 TO BEFORE B-1 AND B-2, SINCE THE OTHER APPLICANTS AREN'T HERE.

Upon motion made by Bob Hailey and seconded by Eb Hogervorst, the Motion **passed 10-0-0-5**, with Chad Anderson, Chris Anderson, Torry Brean, Jim Piva and Angus Tobiason absent.

9-G: CUDA (Brean)(Action Item)

9-G-1: Notice of Intent to Adopt a Negative Declaration for the Collier Park Soccer Arena, 626 E St. Public Review ends 10-7-09. Available online at: http://www.sdcounty.ca.gov/parks/public_review.html (w/T&T) (Taken out of Order)

Mr. Hailey said CUDA reviewed the project but didn't have anyone in attendance to answer questions. There were concerns that lighting would be low enough, and also that using up an area removes playing area.

Mr. Piva said T&T reviewed the project and approved the project. Ms. Perfect said that overflow parking would be provided for in a dirt lot, but she wasn't sure where it would be, and she felt parking was adequate anyway without the overflow.

David Claycomb, representing the project for the Boys and Girls Club was in attendance. He said no fields would be lost. A fully graded dirt area will be for the overflow parking. It is located where the gym was to go. There is an existing paved parking lot. Mr. Claycomb said that \$1.8 million was raised for the gym. The project was handed to the County, and the cost went up to \$2.5 million. A donor took back \$500,000 of their funding, so the project couldn't be built as planned and had to be revised. They have the funding to do the soccer arena. Originally the County said a negative declaration wasn't needed. Then they determined it was needed.

MOTION: TO ACCEPT THE NEGATIVE DECLARATION.

Upon motion made by Bob Hailey and seconded by Kristi Mansolf, the Motion **passed 10-0-0-5**, with Chad Anderson, Chris Anderson, Torry Brean, Jim Piva and Angus Tobiason absent.

9-B-2. AD09-044, Administrative Permit for a Second Dwelling Unit at 1248 Magnolia Ave., 727 Sq. Ft., J. Smith, Owner

Ms. Mansolf gave the Subcommittee report. Mr. Smith had presented the project. He had an unpermitted second dwelling unit that burned in 2007 he wants to rebuild. Mr. Smith said the place where the building was previously has been designated floodway by FEMA and he has to move the building to another part of the site. There was also a carport attached to the building that burned and they want to replace it with a detached garage. Mr. Smith is on city water and wells. Per the County he has to use city water for the 2nd dwelling unit. The septic plans have passed DEH. All new building will be in the floodplain. The 2nd dwelling unit will be 727 sq. ft. and the garage will be 600 sq. ft. The subcommittee did not completely consider the plans for the garage at the meeting, focusing on the 2nd dwelling unit. The West Subcommittee approved the project.

Mr. Deskovick said he felt the applicant should be there, and since he wasn't, we should deny the project.

Mr. Tomlinson said the Administrative Permit was needed because the proposed building area is greater than 30 percent of the existing structure, which is 1960 sq. ft. The addition is 1300 sq. ft.

Mr. Grimes said the West Subcommittee had no issues with the project and approved it, and he felt we should approve it.

MOTION: TO APPROVE AS PRESENTED.

Upon motion made by Dennis Grimes and seconded by Kristi Mansolf, the Motion **passed 9-1-0-0-5**, with Matt Deskovick voting no, and Chad Anderson, Chris Anderson, Torry Brean, Jim Piva and Angus Tobiason absent.

9-B-3: P08-013 Little Page Wireless Telecommunications Facility Major Use Permit Mitigated Negative Declaration, 26652 Little Page Lane. 35 foot Faux Broadleaf Tree and Supporting Equipment Enclosed by a 7 foot CMU Wall, T. Kolset, Consultant. Available online at: http://www.sdcountry.ca.gov/dplu/ceqa_public_review.html

Ms. Mansolf said the applicant was notified of the Subcommittee and RCPG meetings but she received no response from him. The RCPG saw this project April 3, 2008. The tree proposed at that time was 50 feet. The RCPG requested trees be planted to help to disguise the large faux tree, as there are no trees in this area. The applicant has said water was an issue and new trees may not grow in that spot without adequate care. The RCPG approved the faux tree at a height no taller than 40 feet with the branches extended over the antenna, a full branch count, and the tree to be a forest green color. As the tree proposed is currently 35 feet, the subcommittee approved the project.

It was asked why the negative declaration was mitigated?

Mr. Grimes said that impacts to a small area of oak woodland were to be mitigated for.

MOTION: TO ACCEPT THE MITIGATED NEGATIVE DECLARATION.

Upon motion made by Kristi Mansolf and seconded by Matt Deskovick, the Motion **passed 10-0-0-0-5**, with Chad Anderson, Chris Anderson, Torry Brean, Jim Piva and Angus Tobiason absent.

9-C: EAST (Kathy S. Finley)(No Business)

9-D: PARKS (Tomlinson) (No Business)

9-E: AHOPE (Grimes) (No Business)

9-F: GP Update Plan (Anderson) (No Business)

9-G: CUDA (Brean)(Action Item)

9-G-1: Notice of Intent to Adopt a Negative Declaration for the Collier Park Soccer Arena, 626 E St. Public Review ends 10-7-09. Available online at: http://www.sdcountry.ca.gov/parks/public_review.html (w/T&T) (Taken out of Order after 9-B-1)

9-H: Transportation/Trails (Piva)(Action Items)

9-H-1: Request from Department of Public Works to Review Proposed Tree Removal, Canary Island Palm Tree, Adjacent to 23915 Del Amo Road within the County Road Right of Way

Mr. Piva said the T&T Subcommittee approved the tree removal. The tree cannot be saved and it will be lucky to not damage the curb removing it. The County is paying for the tree removal.

MOTION: TO APPROVE THE REMOVAL OF THE TREE.

Upon motion made by Bob Hailey and seconded by Katherine L. Finley, the Motion **passed 10-0-0-0-5**, with Chad Anderson, Chris Anderson, Torry Brean, Jim Piva and Angus Tobiason absent.

9-H-2: Notice of Intent to Adopt a Negative Declaration for the Collier Park Soccer Arena, 626 E St. Public Review ends 10-7-09. Available online at: http://www.sdcountry.ca.gov/parks/public_review.html (w/CUDA)

9-H-3: Report of County Draft Public Road Standards Committee Meeting 9-25-09, Frank Coakley

Mr. Coakley attended the Public Road Standards Committee Meeting, but was out of town for the T&T meeting, so the report will be given next month.

9-H-4: Status of Ad Hoc Committee to Meet with SDG&E Representatives Regarding SDG&E Power Poles in the Road Right of Way

Ms. Mansolf said Mr. Cahak had been in contact with Supervisor Jacob's office on this issue, and another email had been sent to SDG&E representatives with a copy going to the Supervisor's office. SDG&E still has not responded.

9-I: DESIGN REVIEW (Anderson) – Update on Projects Reviewed by the Design Review Board – Ms. Anderson was absent.

9-J: RAMONA VILLAGE DESIGN (Brean, Stykel) Update on Ramona Village Design Committee Meetings

Mr. Stykel said there would be a meeting October 12 to talk about how to move it forward.

ITEM 10: OTHER BUSINESS (Chair)

A. Consideration of Having a Consent Agenda

There was general discussion about having a consent agenda. Items on the agenda not pulled for discussion could be approved on consent. Mr. Sprong asked Ms. Mansolf to check to see if having a consent agenda would conflict with any of our ruling documents. If it would not and we approve having a consent agenda, we could start using it in December.

MOTION: TO START A CONSENT AGENDA CONDITIONED ON NOT IT NOT BEING A PROBLEM WITH POLICY I-1, AND BEGINNING WITH THE DECEMBER MEETING.

Upon motion made by Bob Hailey and seconded by Matt Deskovick, the Motion **passed 9-0-1-0-5**, with Kristi Mansolf abstaining, and Chad Anderson, Chris Anderson, Torry Brean, Jim Piva and Angus Tobiason absent.

ITEM 11: ADMINISTRATIVE MATTERS (Chair)

A. Names Submitted for New Subcommittee Members (Action) – None

B. Agenda Requests – None

C. Concerns of Members

RCPG member Dennis Grimes voiced concerns about the conduct of the combined Town Center/Design Review/RCPG meeting in that vote on the proposals was prematurely called before constructive opposing views could be voiced. He described the perils of "group think" and recounted the case study of the Challenger space shuttle disaster when a Morton Thikol engineer voiced concern about solid fuel booster o-ring failure in freezing temperatures but the group pressured him to support the launch - resulting in the loss of the Space Shuttle and the deaths of the astronauts. He stated the Smart Code Form-Based Code presented by the County on a positive note offers flexibility but on a negative note, offers the potential for abuse if strong ongoing Community planner input is lacking in the process. He urged members of the RCPG to make a personal effort to be devil's advocates if necessary to ensure the group looks at other sides of any issues brought before them, and to ensure important points have the opportunity to be heard. A roomful of cheerleaders is only appropriate at a football game.

Mr. Stykel said the September 17 meeting was the culmination of the 3 day workshop.

Mr. Grimes said no one offered criticism.

Mr. Stykel said we aren't excluded from making decisions on the plan. No builder knows what Ramona wants. With this plan, builders will know more.

Mr. Grimes said the groups were all mixed up. There were 3 chairs. Mr. Tobiason voted no. Mr. Grimes learned later that some others felt they should have voted no.

Mr. Grimes asked each of the RCPG members to consider being the devil's advocate. When someone calls the question, make sure comments are done.

Mr. Hailey said that the meeting was to approve the concept of the plan to get it moving forward.

D. RCPG Member Meeting Attendance – Concerns Over Members on the Group that do not Fulfill their Duty to Ramona to Attend the Meetings (whole or in part) and the Consequences of their Actions, Report on Meeting Attendance (*To be on November 5 Agenda*)

ITEM 12: ADJOURNMENT – 8:08 P.M.

Respectfully submitted,

Kristi Mansolf